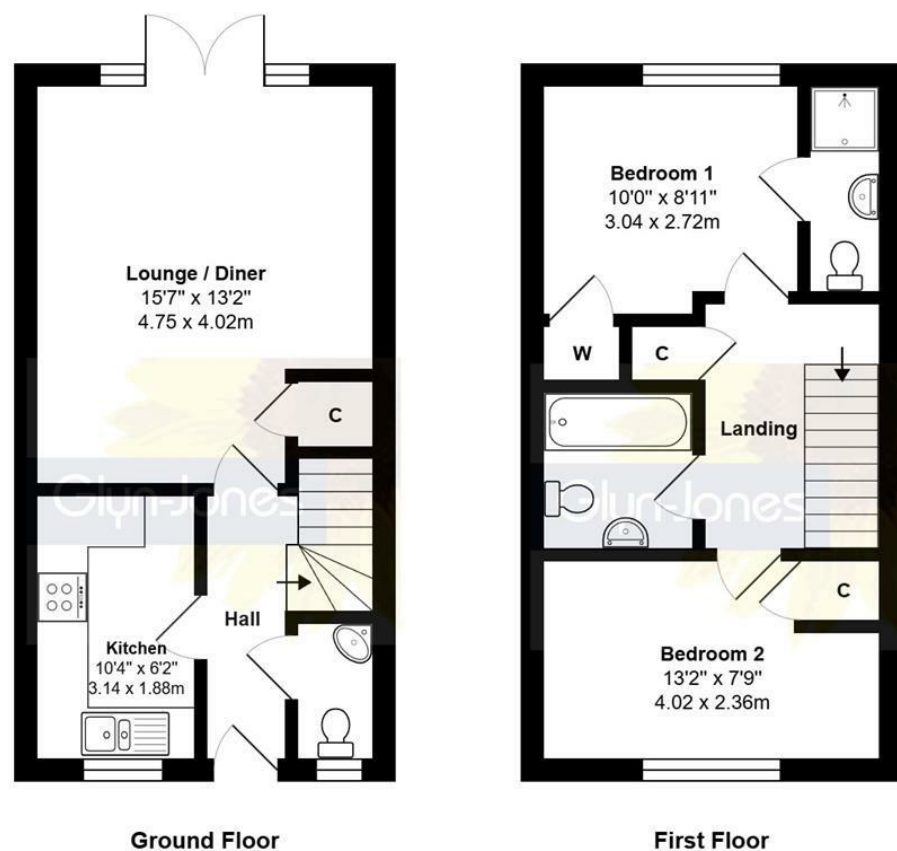


71 Watersmead Drive, Littlehampton BN17 6GH

£275,000 - Freehold

Glyn-Jones



Total Area: 697 ft² ... 64.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2025

TENURE - Freehold

Council Tax Band: C
Energy Performance Rating: C

AGENT'S NOTE - For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



At an Average rating of 4.9/5 ★★★★★



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com



- Well Presented Modern Semi-Detached House
- Two Double Bedrooms
- Lounge/Dining Room Overlooking Rear Garden
- Ground Floor Cloakroom
- Allocated Parking
- Popular Hargreaves Development
- Two Bathrooms (One En-Suite)
- Modern Kitchen & Bathroom
- Gas Heating
- Viewing Recommended

introducing this modern semi-detached house, situated on this popular Hargreaves built development.

Offered for sale for the first time since new, the property has been exceptionally well-maintained throughout, offering a comfortable living space with a lounge/dining room featuring French style doors that open to the rear garden. The ground floor also includes a cloakroom, while the modern kitchen is equipped with some integral appliances.

Upstairs are two spacious double bedrooms, both benefitting from built in storage, an en-suite shower room to the main bedroom and a separate bathroom/w.c.

Outside, you will find an allocated parking space for your convenience. The enclosed rear garden benefits from a favoured southerly aspect and is of low maintenance design with paved patio and useful gated side access. Further features include gas central heating and double glazing.

Watersmead Drive is conveniently situated within only approx. 1.25-miles of Rustington's comprehensive village centre, with its considerable variety of useful amenities, whilst Littlehampton town centre, with shopping precinct and mainline railway station, can be found in approximately 2 miles. The seafront is also located within 2 miles' distance. Notably, the location is within catchment to the popular Summerlea CP School, as well as being within very close proximity to a useful convenience store and fuel station. The renowned 700 bus service also stops near the entrance to the road, whilst the delightful Brookfield Park encompassing children's play areas, picturesque lake, and glorious nature trails, is found within only a few hundred meters of the property.



At an Average rating of 4.9/5 ★★★★★



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